



DEPARTMENT OF PLANNING
STAFF REPORT

PLANNING COMMISSION PUBLIC HEARING

DATE OF HEARING: March 24, 2010

CMPT 2007-0011 & SPEX 2007-0009 – T Mobile Beaumeade

DECISION DEADLINE: Extended to May 27, 2010

ELECTION DISTRICT: Broad Run

PROJECT PLANNER: Stephen Gardner

EXECUTIVE SUMMARY

T-Mobile – Northeast, LLC of Beltsville, Maryland has submitted applications for a Special Exception and Commission approval to permit the construction of a telecommunications monopole facility consisting of a 130-foot monopole with an additional 8-foot lightning rod, and associated equipment shelters, in the PD-IP (Planned Development-Industrial Park) zoning district. The property is also located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours, and within the Route 28 Taxing District. This application is subject to the 1993 Zoning Ordinance, and the proposed use is listed as a Special Exception use under both Section 4-504(P), subject to the Additional Regulations set forth in Section 5-618(B)(2), and requires a Commission Permit in accordance with Section 5-618(B)(3) and 6-1101. The area of the proposed special exception is an approximately 4,791 square foot portion of a 6.01 acre parcel located on the south side of Smith Switch Road (Route 607), on the north side of the W&OD Trail, approximately 0.1 miles southwestward of Gloucester Parkway (Route 2150) at 21260 Smith Switch Road, Ashburn, Virginia, in the Broad Run Election District. The area is governed by the policies of the Revised General Plan, (Suburban Policy Area (Ashburn Community)), the Revised Countywide Transportation Plan, and the Strategic Land Use Plan for Telecommunications Facilities which designate this area for Business uses and which recommend a Floor Area Ratio (FAR) of 0.4 to 1.0.

RECOMMENDATION

Staff can recommend approval of these applications, provided the following issues are resolved: 1) Enhancements to proposed landscaping to minimize the visual impacts of the facility from Smith Switch Road; Condition # 5 has been proposed as a means to resolve this issue; 2) Clarification of the Special Exception area on the Plat; and 3) Verification that any right-of-way dedication is adequate to accommodate the ultimate condition of Smith Switch Road. Staff recommends the Planning Commission refer these applications to Work Session for further discussion.

SUGGESTED MOTIONS

1. I move that the Planning Commission forward CMPT 2007-0011 and SPEX 2007-0009, T Mobile Beaumeade, to a Planning Commission Work Session for further discussion.

OR,

- 2a. I move that the Planning Commission approve CMPT 2007-0011, T Mobile Beaumeade, subject to the "T Mobile Northeast LLC BEAUMEADE SUBSTATION" Plat dated September

21, 2009, revised through February 9, 2010, prepared by Compass Technology Services, and with the attached Findings, and forward the application to the Board of Supervisors for ratification.

AND,

- 2b. I move that the Planning Commission forward SPEX 2007-0009, T Mobile Beaumeade, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated March 3, 2010, and with the attached Findings for Approval.

OR,

- 3a. I move that the Planning Commission deny CMPT 2007-0011, T Mobile Beaumeade, subject to the following Findings for Denial:

- 1) _____
- 2) _____
- 3) _____

AND,

- 3b. I move that the Planning Commission forward SPEX 2007-0009, T Mobile Beaumeade, to the Board of Supervisors with a recommendation of denial.

VICINITY MAP



Directions:

From Leesburg, take Route 7 east to Loudoun County Parkway. Follow Loudoun County Parkway south to Gloucester Parkway. Turn right onto Gloucester Parkway. Follow Gloucester Parkway west to Smith Switch Road. Turn left onto Smith Switch Road. The subject property will be on the left, approximately 0.1 miles past the Smith Switch Road / Gloucester Parkway intersection.

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I. APPLICATION INFORMATION

APPLICANT T Mobile – Northeast, LLC
Attn: Amy Bird
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Beltsville, MD 20705
410-703-6541

REPRESENTATIVE Lake Murray Consultants
Attn: Sean Hughes
5100 Dorsey Hall Drive
Ellicott City, MD 21042-7870
410-964-0300

APPLICANT'S REQUEST A Special Exception and Commission Permit to allow a 130-foot monopole with an eight (8) foot lightning rod, combined height of 138-feet, and related equipment in the PD-IP (Planned Development – Industrial Park) zoning district. This application was accepted on July 30, 2008.

LOCATION 21260 Smith Switch Road; south side of Smith Switch Road, approximately 0.1 miles west of Gloucester Parkway.

TAX MAP/PARCEL #s Tax Map /80//13/////C/ MCPI 060-30-2345

ZONING PD-IP (Planned Development – Industrial Park)

ACREAGE OF SITE 0.11 acres subject to Special Exception; 6.01 acre parent tract

SURROUNDING ZONING / LAND USES

	ZONING	PRESENT LAND USES
North	PD-IP / PD-H4	Vacant
South	PD-IP	Recreational (W&OD Trail); Flex Industrial
East	PD-IP	Vacant
West	PD-H4	Vacant

II. SUMMARY OF DISCUSSION

Topic	Issues Examined and Status
Comprehensive Plan	<ul style="list-style-type: none"> Demonstrate conformance with the <u>Revised General Plan</u> and the <u>Strategic Land Use Plan for Telecommunications Facilities</u> with respect to use. Status: Resolved. The Telecommunications Plan recommends placement of new commercial telecommunication facilities on existing tall structures, as a first preference, and, as a second preference, in planned industrial or employment areas. The proposed site, adjacent to the Beaumeade Corporate Park, is consistent with this location criterion. Justify why collocation on the existing 125-foot tall VEPCO/Dominion Power transmission line towers is not practical and/or feasible. Status: Resolved. The visual impact of locating individual arrays on individual towers with the associated ground equipment lining the W&OD Trail would be greater than concentrating all of the arrays and equipment on one tower and in one location. Use of colors, materials, and textures that are consistent with surrounding land uses, notably the adjoining VEPCO/Dominion Power electrical substation. Status: Resolved. Condition # 4 added accordingly. Commit to removal of the facility following cessation of use. Status: Resolved. Condition # 3 added accordingly. Enhancement of landscaping to provide additional screening from Smith Switch Road. Status: Unresolved. No landscaping above that required by the 1993 Zoning Ordinance is proposed; existing landscaping will be used to meet screening and buffering requirements. Give the proximity of the site to Smith Switch Road, additional evergreens and enhancement of the Type 4 Buffer is recommended. Condition # 5 has been suggested as a means to resolve this issue.
Zoning	<ul style="list-style-type: none"> Clarify the maximum number of providers anticipated and revise the application accordingly. Status: Resolved. The application has been revised such that a maximum of six (6) providers can be accommodated on the proposed monopole. Revise the request to include the maximum height of the structure (138-feet) inclusive of the lightning rod. Status: Resolved. Delineate the required Type 4 Buffer around the perimeter of the compound; any existing plantings intended to meet buffer requirements should be included as part of the Special Exception area or within a designated tree save area. Status: Unresolved. Delineate the boundaries of the Special Exception area on the plat and include all accessory uses (i.e. buffers, access drive, parking, etc.) within such. Status: Unresolved. Minor administrative revisions to the Special Exception Plat. Status: Resolved.
Parks	<ul style="list-style-type: none"> No issues noted. Status: Recommendation of approval.
Northern Virginia Regional Park Authority	<ul style="list-style-type: none"> No issues noted. Status: Recommendation of approval.

Emergency Services	<ul style="list-style-type: none"> No issues noted. Status: Recommendation of approval.
VDOT	<ul style="list-style-type: none"> Frontage improvements should be provided along Smith Switch Road. Status: Not an Issue; frontage improvements are not warranted based upon the projected trip generation.
Transportation (OTS)	<ul style="list-style-type: none"> Right-of-way should be dedicated along the property's frontage to accommodate the ultimate four lane configuration of Smith Switch Road. Status: Unresolved. Though additional right-of-way dedication is proposed, it is not apparent that such will accommodate the ultimate condition of Smith Switch Road.

Policy or Ordinance Sections Subject to Application	
<u>Revised General Plan</u>	
Chapter 6. Suburban Policy Area. B. Business.	
<u>Strategic Land Use Plan for Telecommunication Facilities</u>	
Section II. TELECOMMUNICATIONS POLICIES. A. LOCATION POLICIES. Countywide Location Policies.	
Section II. TELECOMMUNICATIONS POLICIES. A. LOCATION POLICIES. Urban Location Policies.	
Section II. TELECOMMUNICATIONS POLICIES. B. DESIGN STANDARDS. Tower and Monopole Design.	
Section II. TELECOMMUNICATIONS POLICIES. A. DESIGN STANDARDS. Countywide Visual Impacts.	
<u>Revised Countywide Transportation Plan (CTP)</u>	
Design Guidelines for Major Roadways. Old Route 607; Smith Switch Road.	
<u>1993 Zoning Ordinance</u>	
Section 4-500. PD-IP Planned Development – Industrial Park.	
Section 5-618(B). Telecommunications Use and/Or Structures. Monopoles.	
Section 5-1414(A). Buffer Yard and Screening Matrix.	
Section 5-1414(B)(4). Buffer Yard Type 4.	

III. FINDINGS

1. Though existing tall structures (i.e. VEPCP/Dominion Power transmission line towers lining the W&OD Trail) are located proximate to the proposed site, the locating of individual telecommunications facilities and associated ground equipment on individual towers will result in a visual impact along the W&OD Trail that is greater than the visual impact of concentrating the same equipment on a single tower in one location.
2. The proposed telecommunications monopole will be located on a site, adjoining an existing VEPCO/Dominion Power electrical substation, consistent with the industrial character of the area.
3. The proposed site, proximate to the Beaumeade Corporate Park on a parcel currently zoned PD-IP (Planned Development – Industrial Park), is consistent with the policy guidance of the Strategic Land Use Plan for Telecommunication Facilities which states a preferred location for commercial public telecommunication facilities is within planned and zoned industrial and employment areas.
4. As an unmanned facility, the proposed telecommunication monopole will not directly impact area roads and the surrounding transportation network.

IV. CONDITIONS OF APPROVAL – March 3, 2010

Staff recommends the following conditions of approval:

1. **Substantial Conformance** – This Special Exception to permit development of a telecommunications monopole shall be developed in substantial conformance with Sheets T-1, C-1, and C-2 (the “Special Exception Plat”) of the plan set entitled “T Mobile Northeast LLC BEAUMEADE SUBSTATION” dated September 21, 2009, revised through February 9, 2010, prepared by Compass Technology Services (the “Plans”), and incorporated herein by reference. Approval of this application for Tax Map Number /80//13/////C/ (PIN# 060-30-2345) (the “Property”) shall not relieve the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. **Lighting** – No permanent outdoor lighting shall be permitted on the facility unless otherwise directed by the County.
3. **Removal of Equipment** – The Applicant or its successors shall remove all unused related telecommunications facilities and ground equipment from the site, within 90 days of cessation of commercial public telecommunications use or the expiration of the ground lease, whichever occurs first, and restore the site as closely as possible to its original condition.
4. **Design** - The Applicant shall design and maintain the monopole facility and ground mounted equipment in substantial conformance with the "TOWER ELEVATION" and "COMPOUND DETAIL" profiles depicted on Sheet C-2 of the Plans. The monopoles

shall include a light grey color scheme, similar to that used in the adjoining VEPCO/Dominion Power electrical substation. All antennae arrays and associated telecommunications equipment shall also include a light grey color scheme, consistent with that used for the monopole.

5. **Landscaping** – The Applicant shall install landscaping in accordance with the following:
 - i. A Type 4 Buffer as depicted on the Plans shall be installed along the perimeter of the compound. The number and type of plantings along the north, south, and east boundaries of the compound shall be consistent with that required for a “Side/Rear” Buffer Yard as noted in Section 5-1414(B) of the Revised 1993 Zoning Ordinance. The number and type of plantings along the western boundary of the compound shall be consistent with that required for a “Front” Buffer Yard as noted in Section 5-1414(B) of the Revised 1993 Zoning Ordinance but shall be enhanced to include a minimum of six (6) evergreen trees per one hundred lineal feet. The six (6) evergreen trees shall be in addition to the other plantings required as part of the “Front” Buffer Yard as noted above;
 - ii. Existing plantings may be used to meet any of the afore-mentioned buffering requirements, provided such plantings are consistent with the criteria as outlined in Section i. above. In the event that existing plantings cannot achieve the criteria as outlined in Section i. above, new plantings shall be installed until such is met;
 - iii. A minimum of twelve (12) evergreen trees shall be planted along the eastern perimeter of the access driveway and shall extend from Smith Switch Road to the compound entrance. Said evergreen trees shall maintain a minimum height of three (3) feet at the time of planting; and
 - iv. All landscaping shall be maintained in good condition. Any diseased or dying trees and/or shrubs shall be replaced with plantings of a like kind in the vicinity of said plantings removed.

V. PROJECT REVIEW

A. CONTEXT

On July 30, 2008, the County accepted, on behalf of Nextel Communications of the Mid-Atlantic, Inc., a request for Special Exception (SPEX) to permit a telecommunications monopole in the PD-IP (Planned Development – Industrial Park) zoning district. The Special Exception is being processed concurrently with a Commission Permit, required for any public facility not already shown as a feature on the Comprehensive Plan. The case, originally identified as Nextel-Jakboub VA3891A, was amended in October 2009 to change the Applicant from Nextel to T Mobile Northeast LLC. The application was renamed accordingly, though Sprint Nextel will remain a user of the facility.

The site is located on the south side of Smith Switch Road, approximately 0.1 miles west of Gloucester Parkway, and east of the W&OD Trail. The application proposes a single, 130-foot telecommunications monopole with an eight (8) foot lightning rod for a combined height of 138-feet. The premises and monopole are designed to accommodate up to six (6) wireless carriers. Two equipment shelters, each of which is proposed as 12' x 20', have been depicted within a fenced compound area located at the base of the monopole.

The compound adjoins an existing VEPCO/Dominion Power electrical substation, facilitated by the approval of a Commission Permit by the Board of Supervisors in June 1999. Approval to construct the substation was originally granted in June 2000 pursuant to STPL 1999-0055; a subsequent expansion was approved in September 2004 pursuant to SPAM 2004-0005. The construction and subsequent expansion of the substation encumber the entire site. As such, no environmental features remain except for a limited stand of deciduous trees fronting Smith Switch Road.



Existing VEPCO/Dominion Power electrical substation adjacent to subject site.

B. SUMMARY OF OUTSTANDING ISSUES

Outstanding Issues include the following: 1) Inclusion of additional evergreen plantings and the enhancement of the required Type 4 Buffer to provide additional screening from Smith Switch Road; 2) Delineation and clarification of the Special Exception area on the Plat; and 3) Verification that any right-of-way dedication is adequate to accommodate the ultimate condition of Smith Switch Road.

C. OVERALL ANALYSIS

COMPREHENSIVE PLAN

The site is governed under the policies of the Revised General Plan (Plan) and is located in the Ashburn Community of the Suburban Policy Area. The Planned Land Use Map (Revised General Plan, p. 7-23) designates the area as suitable for Business uses. The proposed use is specifically governed under the policies of the Strategic Land Use Plan for Telecommunication Facilities (*Telecommunications Plan*).

LOCATION

The *Telecommunications Plan* policies establish a hierarchy of preferred locations for new commercial public telecommunication facilities in the Suburban Policy Area with the intent of maintaining compatibility with surrounding land uses. The County's first preference for new telecommunication facilities are collocation on existing buildings, towers, monopoles, water tanks, overhead utility transmission line structures, and other tall structures wherever possible. If collocation is not practical or feasible, the second preference is the placement of new facilities in planned and zoned industrial and employment areas, within overhead utility transmission line rights of ways, or on public sites or volunteer fire or rescue company properties. In the instance where the latter is proposed, it is incumbent upon the Applicant to demonstrate that existing tall structures greater than fifty (50) feet in height within a one-mile radius of the site were analyzed and precluded based upon either technical, operational, economic or coverage limitations.

In this instance, the proposed site will be collocated on a parcel that is currently developed with an existing VEPCO/Dominion Power electrical substation. This parcel is adjacent to the W&OD Trail, a linear east/west public recreational corridor operated by the Northern Virginia Regional Park Authority, along which, a VEPCO/Dominion Power transmission line is collocated. The Trail forms a physical boundary between the site and the Beaumeade Corporate Park, a planned industrial park that has developed with a series of flex-industrial, civic, and retail uses.

The VEPCO/Dominion Power transmission line towers that line the W&OD Trail each rise to a height of approximately 125-feet. Given the *Telecommunications Plan's* first preference is the collocation on existing towers, it was incumbent for the Applicant to demonstrate why such was not considered in lieu of a new facility. In response to this question, the Applicant has stated that in order to accommodate the same number of providers, individual arrays would need to be placed atop individual towers along the Trail. Each tower would necessitate ground equipment at the base to support the array with driveway access along the Trail. This piece-meal approach would result in a visual impact that is greater than what would otherwise be realized if all of the arrays were concentrated on a single tower with all of the associated equipment located in one place. Staff concurs with this assessment and notes the height of the proposed monopole facility is consistent with that of the transmission towers such that any visual impact would be immaterial. Staff further notes the intent of the proposed location, adjacent to an existing electrical substation, proximate to a developing industrial park (i.e. Beaumeade Corporate Park), is consistent with the location criteria as noted in the *Telecommunications Plan*. As such the request for Special Exception and Commission Permit are in general accord with the adopted Comprehensive Plan.

DESIGN

Whenever a new commercial public telecommunications facility is proposed, the *Telecommunications Plan* states the new facility should be designed with two over-arching criteria considered intended to address its visual and land use impacts. First, the facility should be designed to accommodate collocation of multiple providers on a single pole to minimize the need for future structures; the design of the facility should facilitate a minimum of three (3) providers. Second, any impacts should be mitigated through appropriate setbacks, screening, and design standards.

Regarding collocation, Staff had requested and the Applicant concurred to amend the application to accommodate the maximum number of providers possible and provide justification for the proposed height of the facility with letters of intent from wireless carriers. In this instance, six (6) arrays have been depicted with letters of intent provided by the Applicant from Verizon and Sprint.

Regarding design and screening, the *Telecommunications Plan* states that issues of "...setting, color, lighting, topography, materials, and architecture" should be considered with "...the use of appropriate color, texture of materials, topography, scale of buildings, landscaping and visual screening" to mitigate any visual impacts. As such, Conditions of Approval have been proposed that intend to limit lighting and provide a neutral color consistent with that of the adjoining VEPCO/Dominion Power substation.

Conversely, the application proposes no landscaping above that required by the 1993 Zoning Ordinance and will, in fact, rely on existing landscaping to satisfy the majority of the Type 4 buffering and screening requirements. The only new plantings proposed will be located along the western perimeter of the compound wall in a 65' x 20' strip. Given the monopole will be located approximately 116-feet from Smith Switch Road, Staff recommends the planting of additional evergreens both along the eastern boundary of the access drive and as an enhancement to the proposed Type 4 Buffer. Condition # 5 has been developed for consideration as an attempt to address this issue.

ZONING

The property under consideration is a 6.01 acre tract, 0.11 acres of which are subject to the proposed special exception. The property is zoned PD-IP (Planned Development – Industrial Park) and is governed by the 1993 Zoning Ordinance. The proposal includes a request for Special Exception (SPEX) to permit a telecommunications monopole and a Commission Permit (CMPT), required in accordance with Sections 5-618(B)(3)(j) and 6-1101, to demonstrate conformance with the Comprehensive Plan. The use is permitted (by-right) pursuant to Section 4-503(GG) but is subject to the *Additional Regulations for Specific Uses* as outlined in Section 5-618(B). It is within these criteria, specifically Section 5-618(B)(2)(b), that provides for a separation distance of 750-feet from any adjoining residential district. If such cannot be accommodated, a special exception is required. At approximately 165-feet from the adjoining PD-H4 district located opposite the site across Smith Switch Road, the proposed site does not satisfy this separation distance.

Issues considered by Zoning Administration include the following: 1) Revision of the application to accommodate the height of the proposed lightning rod in addition to the height of the proposed monopole; 2) A request that accessory structures (i.e. buffers, access drives, parking, etc.) be included as part of the Special Exception area; 3) Clarification of the maximum number of providers to be accommodated; and 4) Inclusion of any plantings intended to satisfy buffering and screening requirements within the Special Exception area or as part of a designated Tree Save Area. Many of these issues have been resolved, though clarification of the Special Exception area on the Plat remains outstanding.

TRANSPORTATION

The property currently under consideration is accessible by means of a private access drive via Smith Switch Road. Smith Switch Road is currently an unpaved gravel surface road proximate to the site. The Countywide Transportation Plan (CTP) identifies the ultimate configuration of Smith Switch Road as a four lane undivided urban collector in an seventy-foot (70') right-of-way.

As the facility is unmanned, traffic generation will be limited to one vehicle trip per month per provider (six trips total). Comments from the Virginia Department of Transportation (VDOT) include a request that frontage improvements be installed along Smith Switch Road; the Application does not include any commitments to roadway improvements. Staff has not identified the lack of commitments to roadway improvements as an outstanding issue as the trip generation does not warrant such and the area subject to the special exception is small in

comparison to the acreage of the site, the majority of which is being used as VEPCO/Dominion Power electrical substation.

Staff has, however, requested confirmation that adequate right-of-way has been provided to accommodate the ultimate condition of Smith Switch Road, the Applicant's share of which would be thirty-five (35) feet from the ultimate centerline. Though additional dedication of right-of-way is proposed, it appears this dedication would be from the existing rather than the ultimate centerline. This discrepancy should be clarified with assurances provided that thirty-five (35) feet of right-of-way has been provided.

E. ZONING ORDINANCE CRITERIA FOR APPROVAL

Section 6-1310 of the Loudoun County Zoning Ordinance states "In considering a Special Exception application, the following factors shall be given reasonable consideration. The applicant shall address all the following in its statement of justification or Special Exception plat unless not applicable, in addition to any other standards imposed by this Ordinance":

(A) Whether the proposed Special Exception is consistent with the Comprehensive Plan.

Per the Strategic Land Use Plan for Telecommunication Facilities, new commercial telecommunication facilities should be collocated, as a first preference, atop existing tall structures and, as a second preference, within existing or planned industrial and employment areas. In this instance, existing tall structures (i.e. VEPCO/Dominion Power transmission towers located along the W&OD Trail) are proximate but were deemed impractical because of the added visual impact of locating multiple arrays atop multiple towers, necessitating the placement of ground equipment at the base of each tower, along an extended expanse of the W&OD Trail. Concentration of the towers and equipment in one location was the preferred approach. Conversely, the proposed site is adjacent to an existing VEPCO/Dominion Power electrical substation and proximate to the developing Beaumeade Corporate Park, a planned industrial park. The proposed telecommunication monopole is consistent with the industrial nature of both.

(B) Whether the proposed Special Exception will adequately provide for safety from fire hazards and have effective measures of fire control.

Measures for fire control will be provided in accordance with the applicable regulations.

(C) Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.

It is not anticipated that any noise will be generated by the telecommunications facility.

(D) Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.

The design criteria as noted by the Strategic Land Use Plan for Telecommunications Facilities discourages any lighting other than that which may be specifically required by the

FAA to provide for general safety and public welfare. As such, Condition # 2 has been added accordingly.

(E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.

The proposed telecommunications monopole adjoins an existing VEPCO/Dominion Power electrical substation and is proximate to the Beaumeade Corporate Park, a planned industrial park which has developed with a series of flex-industrial uses. The monopole facility is consistent with the industrial nature of both. Further, the proposed height of the monopole, 138-feet, is consistent with the height of the VEPCO/Dominion Power transmission towers that line the W&OD Trail.

(F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.

The application proposes no landscaping above that required by the 1993 Zoning Ordinance, and, notably, relies on existing landscaping to satisfy buffering and screening requirements. The only new landscaping is proposed as a Type 4 Buffer to be located in a 65' x 20' area along the western boundary of the compound wall. Given the proximity of the site to Smith Switch Road, staff has recommended the Type 4 Buffer be enhanced to include additional evergreens as well as the planting of new evergreens along the western side of the access driveway.

(G) Whether the proposed Special Exception will result in the preservation of any topographic or physical, natural, scenic, archaeological, or historic feature of significant importance.

The subject site is developed with an existing VEPCO/Dominion Power electrical substation; the proposed telecommunication monopole will adjoin this substation. As such, no topographic or physical, scenic, archaeological, or historic features remain on the site. Natural features are limited to a stand of existing deciduous trees that line a portion of the right-of-way of Smith Switch Road.

(H) Whether the proposed Special Exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.

The site is developed with an existing VEPCO/Dominion Power electrical substation; the proposed telecommunication monopole will adjoin this substation. No additional impacts to animal habitat, vegetation, or water quality are anticipated.

(I) Whether the proposed Special Exception at the specified location will contribute to or promote the welfare or convenience of the public.

The proposed telecommunications monopole facility will provide for enhanced communications services to both residential and employment users along Loudoun County Parkway and within the Beaumeade Corporate Park.

(J) Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.

Access to the facility will be provided by means of Smith Switch Road. As an unmanned facility, impacts to the roadway network will be limited. Due to the nature of the facility, pedestrian connections and provisions for transportation services are not practical.

(K) Whether, in the case of existing structures proposed to be converted to uses requiring a Special Exception, the structures meet all code requirements of Loudoun County.

This provision is not applicable as no existing structures will be impacted by the construction of a new telecommunications monopole facility.

(L) Whether the proposed Special Exception will be served adequately by essential public facilities and services.

The telecommunications monopole is an unmanned facility; water and sewer facilities will not be necessary. In the unlikely event that water and sewer become necessary, public facilities are available to the site.

(M) The effect of the proposed Special Exception on groundwater supply.

The telecommunications monopole is an unmanned facility; the use of water and sanitation facilities will not be necessary such that no impacts to the groundwater supply are anticipated.

(N) Whether the proposed use will affect the structural capacity of the soils.

Construction of the proposed telecommunication monopole will be pursuant to standards established by the Facilities Standards Manual (FSM) such that no detrimental impacts to the structural capacity of the soils is anticipated.

(O) Whether the proposed use will negatively impact orderly and safe road development and transportation.

As an unmanned facility, trip generation will be limited to one vehicle trip per month per provider (six trips per month). As such, impacts to the roadway network will be limited such that no negative impacts to orderly and safe road development and transportation are anticipated.

(P) Whether the proposed Special Exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

The proposed telecommunication monopole will provide for enhanced communication opportunities that will complement existing and future businesses in the Beaumeade Corporate Park.

(Q) Whether the proposed Special Exception considers the needs of agriculture, industry, and businesses in future growth.

The subject site is currently zoned PD-IP (Planned Development – Industrial Park) and is located in the Business Community of the Suburban Policy Area. Areas proximate to the site have and continue to develop with flex-industrial uses pursuant to the applicable district regulations, consistent with this designation. The telecommunications monopole will provide needed communications services to the businesses and industry in these areas. Agricultural uses have not been contemplated for this area, and as such, will not be impacted.

(R) Whether adequate on and off-site infrastructure is available.

Public utilities, including water and sewer, have been extended and are available for the proposed uses, though the use of such is not anticipated.

(S) Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.

No odors are anticipated from the proposed sites.

(T) Whether the proposed Special Exception uses sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.

As the proposed site is located in an area zoned PD-IP (Planned Development – Industrial) and which has developed with commercial and flex industrial uses, it is not anticipated that construction traffic will traverse existing neighborhoods and/or school areas.

VI. ATTACHMENTS	PAGE NUMBER
1. Review Agency Comments	
a. Planning Department, Community Planning	A-1
b. Building and Development, Zoning Administration	A-9
c. Office of Transportation Services (OTS)	A-15
d. Virginia Department of Transportation (VDOT)	A-17
e. Fire, Rescue, & Emergency Management	A-21
f. Parks, Recreation and Community Services	A-25
2. Disclosure of Real Parties in Interest	A-29
3. Applicant's Statement of Justification	A-39
4. Applicant's Response to Referral Agency Comments	A-51
5. Photo Simulations, Propagation Studies & Letters of Intent	A-57
6. Special Exception Plat; 9/21/09; revised to 2/9/10	Attached

NOTE: Attachments are available electronically, and may be viewed at the Planning Department Front Counter or in the Building & Development File Room.